

**FOUR SEASONS DRB SUPPLEMENTAL**  
**PROJECT NARRATIVE**

The Four Seasons Resort is the last major resort to be built in North Scottsdale and serves a very discriminating clientele. After several years of operating experience in the City of Scottsdale, The Four Seasons is making strategic improvements to its facility designed to enhance its amenities and to maintain its attractiveness and appeal to both tourist and convention markets in the face of major resort openings in North Phoenix.

One of the primary areas identified by The Four Seasons as needing enhancements is the resort entryway and visibility/presence on Alma School Road. Due to the setback and low scale design of the resort, neither the resort nor its entry on Alma School are easily identifiable, particularly for those visitors unfamiliar with the area. For this reason, the entry drive is proposed for additional desert vegetation, distinct landscape lighting elements, including luminaria-like features to define the entry and make it dramatic, romantic and inviting, while retaining the character of its southwest desert setting. At the recommendation of staff, landscape lighting had been substantially reduced and the maximum wattage lowered to 25.

A large part of the appeal of The Four Seasons is the natural desert setting, which the resort has retained and from which it does not want to detract. The proposed enhanced landscaping, therefore, uses native plant materials and specimen sculptural desert trees from the ESLO Plant List and the other lighting and accent features are constructed of rusted metal and other materials and forms associated with the desert. It is the goal to maintain the natural character of the resort's setting that makes it unique as a Four Seasons destination.

The low and minimalist stacked stone wall elements along Alma School are also intended as enhancements, not detract from the generous scenic corridor along Alma School south of the main entry driveway. They gently retain the existing grade in a sculptural way that will lead visitors in to the resort. The walls are totally integrated with specimen desert trees, shrubs and boulders. The scenic corridor north of the entry is 25 feet wide and, therefore, all proposed features occur outside of the 25 foot setback and also outside of the 80' scenic corridor south of Crescent Moon Drive.

The parking spaces being replaced with the pool amenity area are being relocated within the north parking lot. In accordance with the Staff Approval of the Ballroom addition, a total of 200 spaces are being added in the north lot to provide the 113 spaces required for the ballroom addition, as well an extra 87 spaces, 69 of which replace those eliminated by the pool area. Although, designated by Four Seasons primarily for employee use, the north lot meets the above-referenced requirements and simply shifts employee parking occurring elsewhere on the site currently.

An application is being filed to abandon Crescent Moon Drive and a Land Division/Assemblage application will be filed to add a small portion of Parcel 4A to the new pool site. An updated NAOS Exhibit for the entire Four Seasons site is also being submitted with this case.



① Overall Site Plan  
SCALE: 1" = 300'



  
**FOUR SEASONS RESORT**  
*Scottsdale at Troon North*

**34-DR-1996#3**  
01/28/05

Overall Site Plan

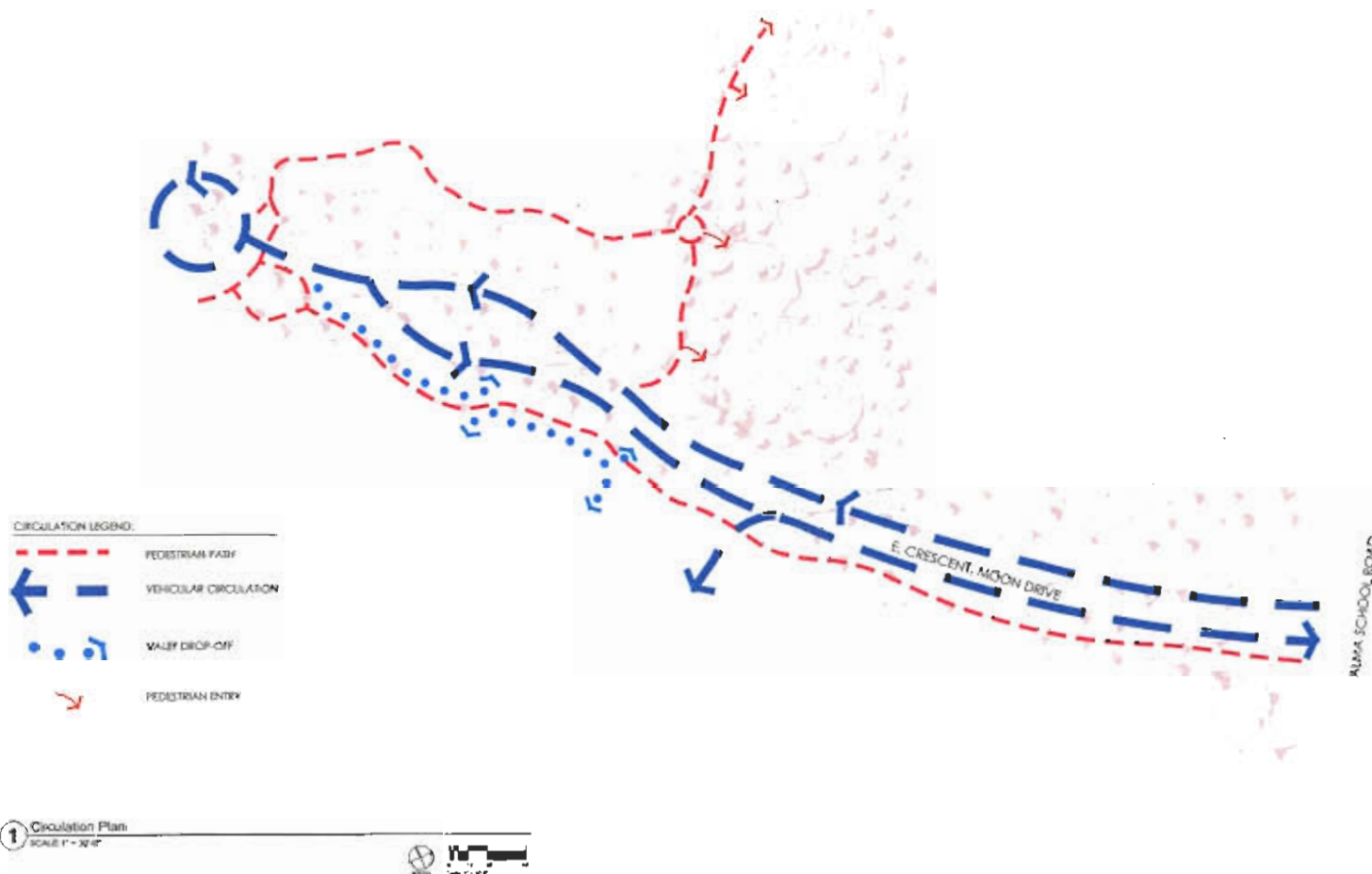
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January 28, 2005

Case # 423-PA-2004



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**FOUR SEASONS RESORT**  
*Scottsdale at Troon North*

# Circulation Plan

Case # 423-PA-2004

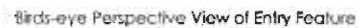
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01/28/05



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## FOUR SEASON'S RESORT

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15 JUL 2004